

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE:	GMPC Affordable Housing Committee Updates
PRESENTED BY:	McCaella Daffern, Affordable Housing Committee Manager, Housing and Community Development Division, King County Department of Community and Human Services

Today's Meeting

At the July 24, 2024 Growth Management Planning Council (GMPC) meeting, Affordable Housing Committee (AHC) staff will:

1. brief members on a proposed new AHC member;
2. provide a program update on the Housing-focused Draft Comprehensive Plan Review Program (plan review program); and
3. brief members and solicit input on a proposal to respond to timing issues and jurisdictions potentially not submitting to the plan review program.

Following the briefing, the GMPC Chair will ask members to concur with the proposed AHC membership appointment.

AHC Overview

The GMPC formed the AHC in 2019 to recommend action and assess progress toward implementation of Regional Affordable Housing Task Force Five Year Action Plan and function as a point of coordination and accountability for affordable housing efforts across King County. AHC membership includes both elected officials and non-elected representatives. Nine seats are held by elected or appointed officials representing King County, City of Seattle, and Sound Cities Association. The remaining eight members have expertise in affordable housing, including displacement. The Committee is chaired by King County Councilmember and GMPC member, Claudia Balducci. Alex Brennan of Futurewise serves as the vice chair.

Proposed New AHC Membership

Members of the AHC are appointed every odd numbered year by the Chair of the GMPC, with concurrence from the GMPC membership.¹ Members serve two-year terms. Each caucus of the GMPC is responsible for recommending its own committee members for appointment by the GMPC Chair with concurrence from the GMPC membership. There are three GMPC caucuses: King County, Sound Cities Association, and the City of Seattle. Caucuses may assign their own alternates. Alternates are not subject to GMPC Chair appointment.

¹ For more details on membership, see the AHC charter [\[link\]](#)

Last year, the GMPC Chair appointed and the GMPC concurred with all recommended members. This year, the GMPC Chair supports the continued appointment of 14 members and proposes to appoint Thatcher Imboden of Sound Transit to replace Don Billen of Sound Transit, as recommended by Sound Transit, consistent with the terms of the AHC charter.

At the July 24, 2024 GMPC meeting, members will be asked to consider and concur with this new member appointment. See Attachment 1 for all AHC members, both continuing and new, should the GMPC concur with these appointments.

Comprehensive Plan Review Program Update

The King County Countywide Planning Policies establish a housing-focused draft comprehensive plan review program through CPP H-26. At a high level, the goal of the program is to review the housing-related components of each jurisdiction's draft plan for alignment with the CPP Housing Chapter goals and policies prior to plan adoption and provide comments. AHC staff will review jurisdictions' draft plans and prepare a comment letter for AHC members to review and potentially approve.

AHC staff have continued reaching out to and meeting with jurisdiction staff to:

- ensure jurisdictions are aware of the program;
- learn about the status of jurisdiction's draft plans;
- assist jurisdiction staff as they prepare to submit to the program; and
- begin the review process for jurisdictions that have submitted to the program.

As of July 10, 2024, the AHC has approved comment letters for the King County, Algona, Maple Valley, Redmond, and Burien draft comprehensive plans, with 35 jurisdictions remaining. AHC staff are currently reviewing and preparing comment letters for the cities of Auburn, Bellevue, Black Diamond, Bothell, Covington, Enumclaw, Federal Way, Issaquah, Kenmore, Kirkland, Medina, Sammamish, and Seattle. AHC staff will verbally update the GMPC on actions to approve comment letters at the July 23, 2024 AHC meeting.

Proposal for Timing Issues and Jurisdictions that May Not Submit to the Plan Review Program

On average, the AHC takes two to three months to review a submission. Jurisdictions receiving a comment letter in the fall of 2024 may not find it feasible to incorporate AHC feedback into their comprehensive plans before the state-mandated adoption deadline of December 31, 2024. This could result in jurisdictions having to decide whether to adopt their plan without incorporating AHC feedback or delaying adoption until 2025.

AHC staff propose the following protocol for submissions going forward:

1. AHC staff will strive to keep the review period as close to two months as possible.
2. AHC letters issued in October through December will acknowledge the challenge in incorporating feedback before the state-mandated adoption deadline of December 31, 2024.

3. AHC staff will encourage jurisdictions to amend plans in 2025 to incorporate AHC feedback if they do not do so in 2024.

If a jurisdiction has explicitly stated they intend not to submit to the program, or have not submitted by the November 7, 2024 AHC meeting, AHC staff propose preparing a letter for approval at the December 5, 2024 AHC meeting stating:

1. The AHC cannot conduct a review of the jurisdiction's draft plan because they have not submitted to the plan review program.
2. The jurisdiction's plan is not in alignment with the CPP Housing Chapter until they have submitted to the plan review program and incorporated the AHC's feedback.
3. The AHC recommends the jurisdiction submit to the plan review program and incorporate AHC feedback in 2025.

AHC staff welcome input from GMPC members on this proposed approach.

Future Activity

AHC staff will brief the GMPC at every GMPC meeting this year on the AHC's progress to implement its 2024 work plan.

For More Information

Please contact McCaela Daffern, AHC lead staff at mdaffern@kingcounty.gov or 206-263-3627 or Ivan Miller, GMPC lead staff, at ivan.miller@kingcounty.gov or 206-263-8297.

Attachment 1: Recommended 2024 AHC Roster

King County

1. AHC Chair: Councilmember Claudia Balducci, King County Council
2. Sunaree Marshall (on behalf of Executive Dow Constantine), King County Department of Community and Human Services
Alternate: Xochitl Maykovich, King County Department of Community and Human Services
3. Councilmember Teresa Mosqueda, King County Council

City of Seattle

4. Councilmember Cathy Moore, City of Seattle
Alternate: Councilmember Tammy Morales, City of Seattle
5. Maiko Winkler-Chin (on behalf of Mayor Bruce Harrell), City of Seattle Office of Housing
Alternate: Andréa Akita, City of Seattle Office of Housing

Sound Cities Association

6. Sound Cities Association Caucus Chair: Councilmember Amy Falcone, City of Kirkland
7. Mayor Nigel Herbig, City of Kenmore
8. Councilmember Ryan McIrvine, City of Renton
9. Mayor Lynne Robinson, City of Bellevue

Alternates:

Deputy Mayor Larry Brown, City of Auburn
Councilmember Annette Ademasu, City of Shoreline
Deputy Mayor Dana Parnello, City of Maple Valley
Council President Lindsey Walsh, City of Issaquah

Subject Matter Experts

10. AHC Vice Chair: Alex Brennan, Futurewise
11. ***Recommended New Member: Thatcher Imboden, Sound Transit**
Alternate: Mara D'Angelo, Sound Transit
12. Susan Boyd, Bellwether Housing
13. Jane Broom, Microsoft Philanthropies
14. Kelly Coughlin, SnoValley Chamber of Commerce
Alternate: Rob Wotton, Umpqua Bank
15. Ryan Makinster, Washington Multi-Family Housing Association
16. Veronica Shakotko, Master Builders Association of King and Snohomish Counties
17. Robin Walls, King County Housing Authority